

PROJECT NARRATIVE

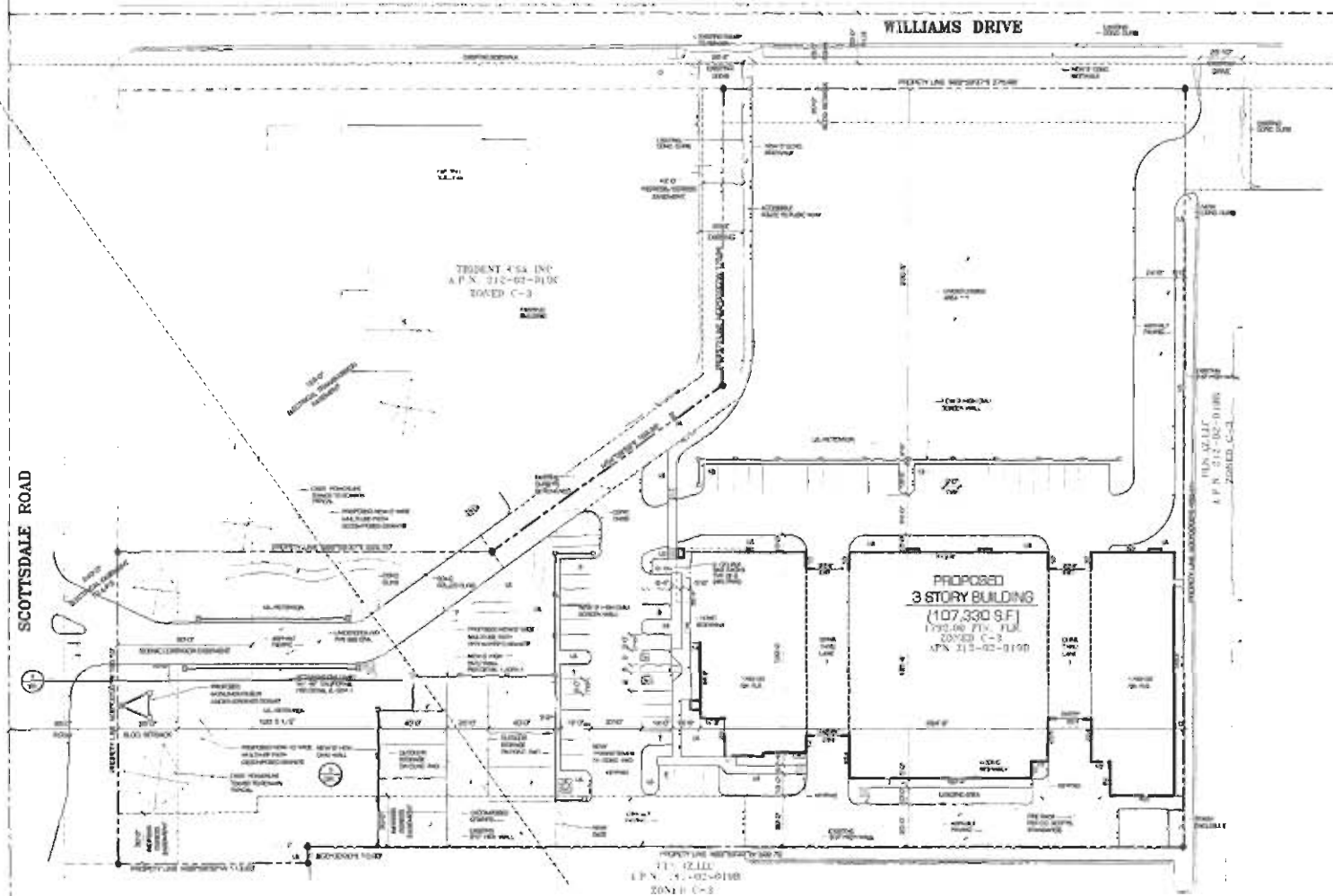
The attached documents and following project information is being provided to represent compliance with the City of Scottsdale Zoning Ordinance which requires the issuance of a Conditional Use Permit to allow Internalized Community Storage within a C-3 zoned parcel.

Spensa Development Group, LLC is intending to build a single three-level internalized community storage facility on the property located at 7227 E. Williams Dr. in Scottsdale, Arizona. This proposed development, as depicted on the attached design documents, meets all of the development criteria as specified in the City of Scottsdale Zoning Ordinance.

Currently, the site is vacant. We consider this proposed development an improvement to the on-site and surrounding environment. This proposed use is naturally compatible with the adjacent and surrounding commercial uses. Additionally, this type of facility has a very minimal traffic generation – less than 10 vehicles per day on average based on previous studies of similar facilities. This characteristic is generally preferred by any near by residential neighborhoods. The main proposed use for this facility is for the storage of personal goods by the members of the surrounding communities. The building will include two internalized drive lanes designed to accommodate all sizes of moving vehicles. These drive lanes provide an internal climate controlled loading area that provides direct access to the entire building. This not only provides a climate controlled environment for loading, but also keeps the loading action out of sight of the surrounding properties. The building program also includes approximately 3,000 s.f. of office space to be used as a rental office and flex office space. Being less than 10% of the total building area, this office use is accessory to the primary building use. The construction of the building will be a combination of painted masonry with integral colored and/or split faced masonry banding and/or accents. All mechanical units will be fully screened by masonry parapets of varying heights. All roof drains will be internal with daylight discharge. Aluminum framed storefront glazing will be used primarily at the office areas and selectively throughout the remainder of the building where allowable to provide natural lighting within the storage corridors.

Exterior mounted security cameras with 24 hour activation will be provided throughout the site. Each storage unit will be individually alarmed. This system will provide a record of all access activity in the building. The building will also feature electronic keypads to limit access to current customers only.

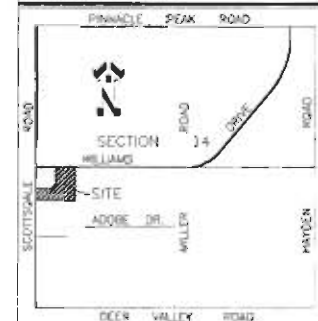
05/23/05



CONCEPTUAL SITE PLAN

[illegible]

VICINITY MAP



DR-1

U.P. CASE#: 2-UP-05
CASE#: 735-PA-04

2004-034

SKD, Inc.
10448 N. 74th St.
Suite 150
Scottsdale, AZ 85258

PH: 480-848-8053
FAX: 480-809-8227
e-mail: skidac@qwest.net

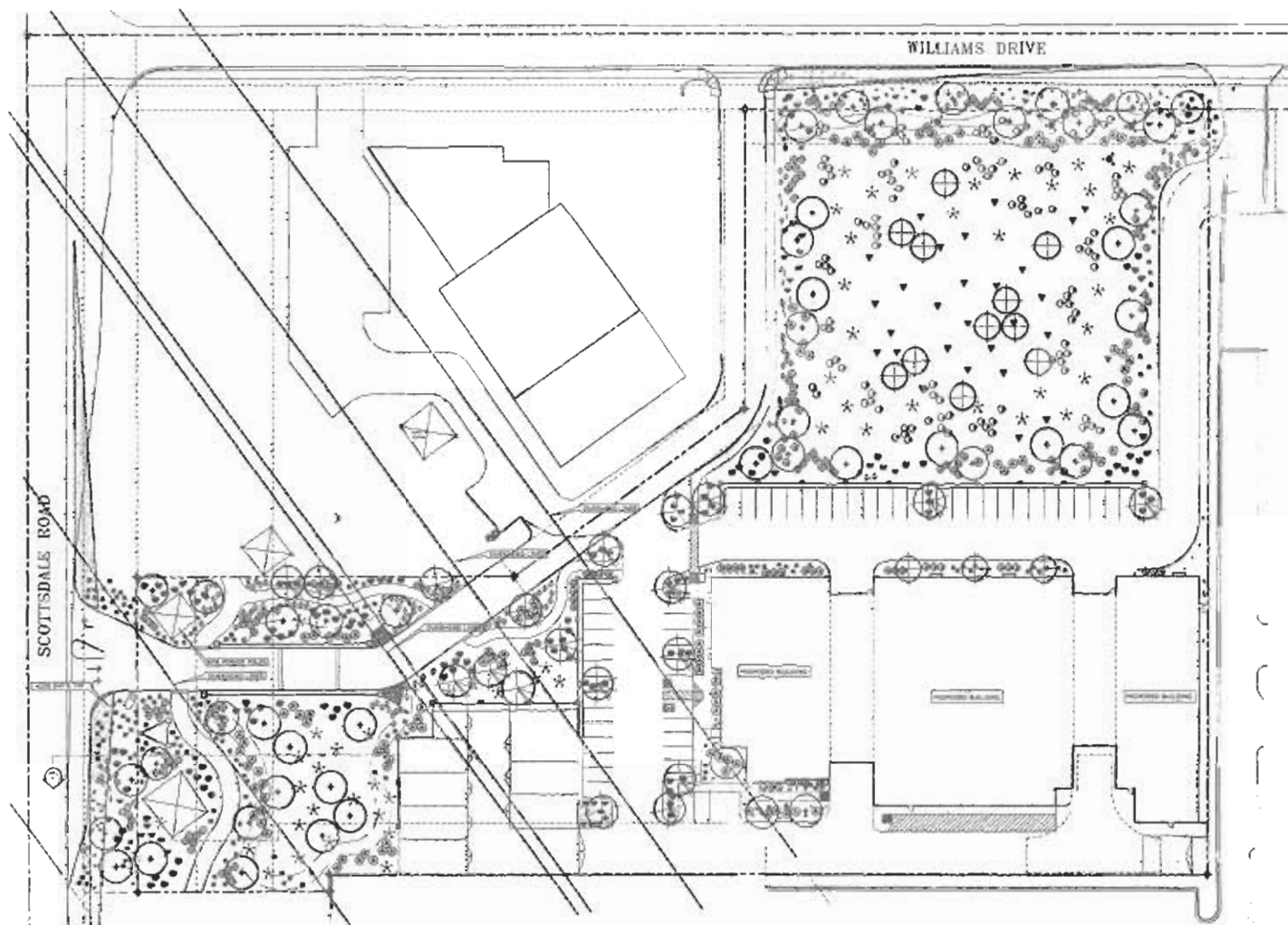
SKD

02.11.05
03.28.05 USE PERMIT REV.
05.17.05 DESIGN DEV. 1ST SUBMITTAL

Prepared For:
Spensa Development Group

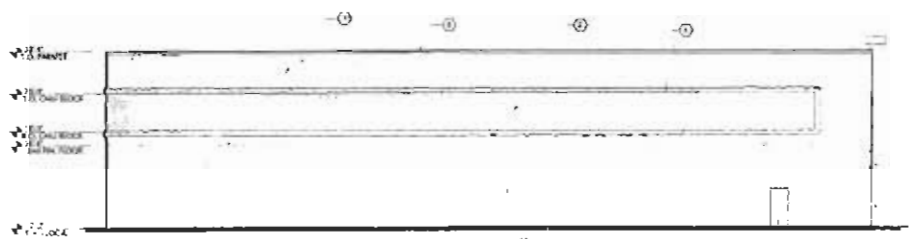
Raintree Mini-Storage

7227 East Williams Drive
Scottsdale, Arizona

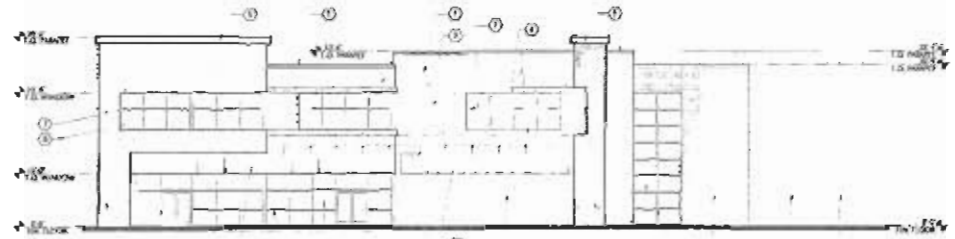


LANDSCAPE LEGEND

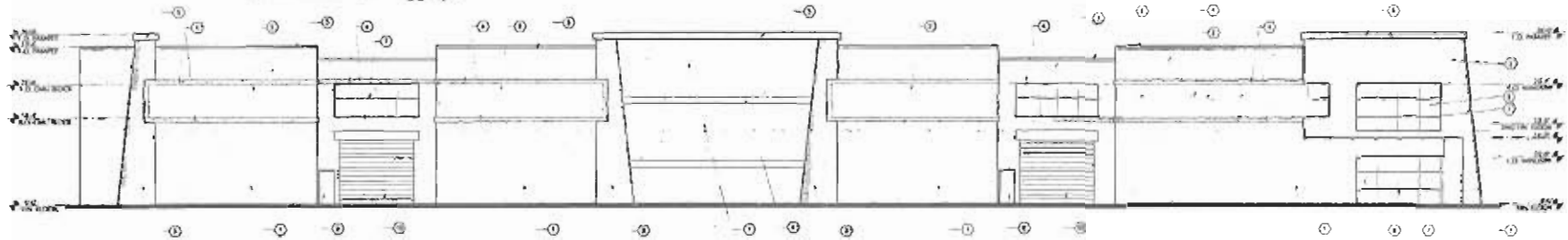
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RELOCATED 6" DBH PINE	6" DBH
RELOCATED 4" DBH PINE	4" DBH
RELOCATED 2" DBH PINE	2" DBH
RELOCATED 1" DBH PINE	1" DBH
RELOCATED 1/2" DBH PINE	1/2" DBH
RELOCATED 1/4" DBH PINE	1/4" DBH
RELOCATED 1/8" DBH PINE	1/8" DBH
RELOCATED 1/16" DBH PINE	1/16" DBH
RELOCATED 1/32" DBH PINE	1/32" DBH
RELOCATED 1/64" DBH PINE	1/64" DBH
RELOCATED 1/128" DBH PINE	1/128" DBH
RELOCATED 1/256" DBH PINE	1/256" DBH
RELOCATED 1/512" DBH PINE	1/512" DBH
RELOCATED 1/1024" DBH PINE	1/1024" DBH
RELOCATED 1/2048" DBH PINE	1/2048" DBH
RELOCATED 1/4096" DBH PINE	1/4096" DBH
RELOCATED 1/8192" DBH PINE	1/8192" DBH
RELOCATED 1/16384" DBH PINE	1/16384" DBH
RELOCATED 1/32768" DBH PINE	1/32768" DBH
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RELOCATED 1/131072" DBH PINE	1/131072" DBH
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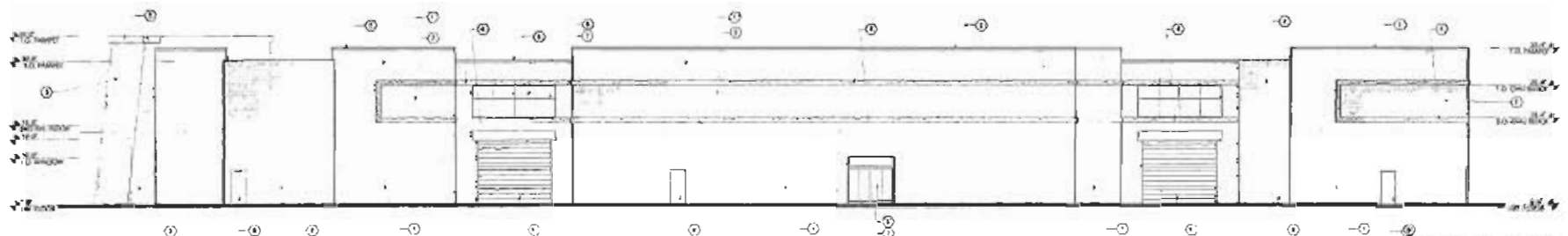
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

MATERIALS	COLOR	MATERIALS	COLOR
1. STUCCO (DARK GRAY)	CLARK (DARK GRAY) (DARK GRAY)	2. STUCCO (DARK GRAY)	CLARK (DARK GRAY)
2. STUCCO (DARK GRAY)	CLARK (DARK GRAY) (DARK GRAY)	3. STUCCO (DARK GRAY)	CLARK (DARK GRAY)
3. STUCCO (DARK GRAY)	CLARK (DARK GRAY) (DARK GRAY)	4. STUCCO (DARK GRAY)	CLARK (DARK GRAY)
4. STUCCO (DARK GRAY)	CLARK (DARK GRAY) (DARK GRAY)	5. STUCCO (DARK GRAY)	CLARK (DARK GRAY)
5. STUCCO (DARK GRAY)	CLARK (DARK GRAY) (DARK GRAY)	6. STUCCO (DARK GRAY)	CLARK (DARK GRAY)
6. STUCCO (DARK GRAY)	CLARK (DARK GRAY) (DARK GRAY)	7. STUCCO (DARK GRAY)	CLARK (DARK GRAY)
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8. STUCCO (DARK GRAY)	CLARK (DARK GRAY) (DARK GRAY)	9. STUCCO (DARK GRAY)	CLARK (DARK GRAY)
9. STUCCO (DARK GRAY)	CLARK (DARK GRAY) (DARK GRAY)	10. STUCCO (DARK GRAY)	CLARK (DARK GRAY)

EXTERIOR ELEVATIONS

Raintree Mini-Storage

7227 East Williams Drive
Scottsdale, Arizona

02.21.05
03.28.05 USE PERMIT REV
05.17.05 DESIGN REV 1ST SUBMITTAL

Prepared For:
Spensa Development Group

DR-6
SKD, Inc.
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Scottsdale, AZ 85258
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e-mail: skd@skwest.net

U.P. CASE#: 2-UP-05
CASE#: 735-PA-04
2004-034

SKD

49-DR-2005

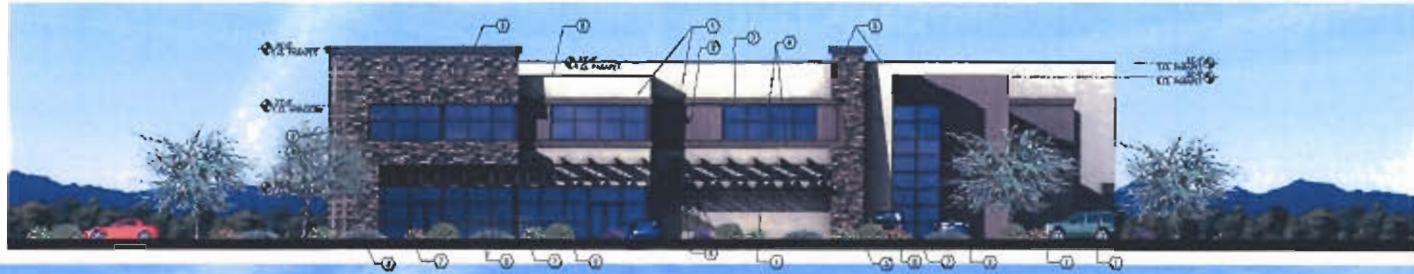
05/23/05

SKD, Inc.
10446 N. 74th St.
Suite 180
Scottsdale, AZ 85258

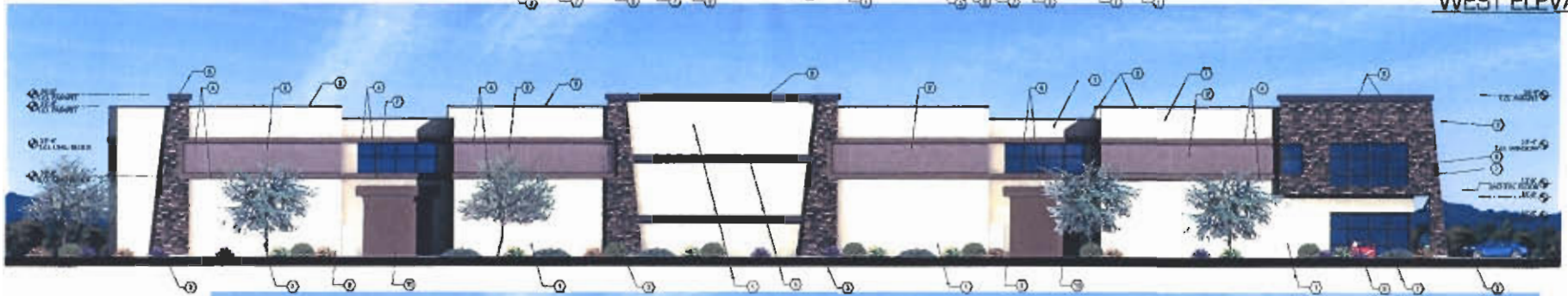
PH: 480-948-8053
FAX: 480-608-9227
e-mail: skdaz@qwest.net

2004-034

SKD

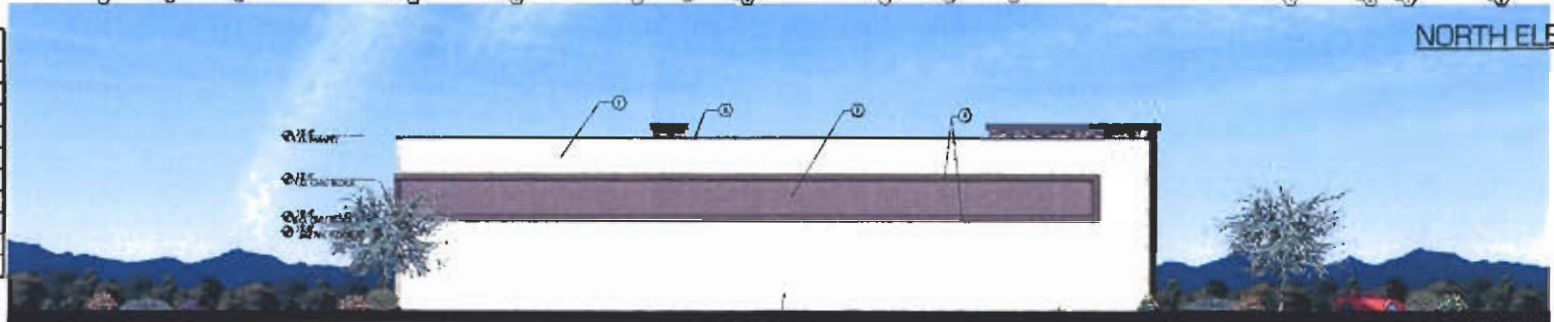


WEST ELEVATION
1/32" = 1'-0"

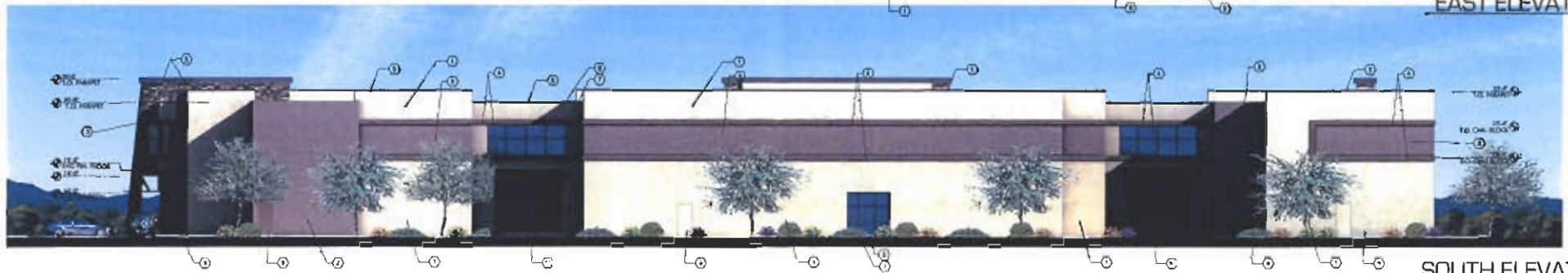


NORTH ELEVATION
1/32" = 1'-0"

MATERIALS	COLOR
(1) STUCCO - SAND DUNE	CLAY CHIMNEY "DESERT TUMBLE" DESIGN
(2) BRICK - FLECK BRICK	SUNBURN "MILKMAK"
(3) STONE - VERTIGO	12" DOWNWARD SLANT "MOUNTAIN LODGE" INSULATION
(4) STUCCO - SAND	CLAY CHIMNEY "DESERT TUMBLE" DESIGN
(5) WITH "PARADE" CAP	DAIRY - BROWN
(6) STONE - SPICE CRACK	CLAY CHIMNEY "DESERT TUMBLE" DESIGN
(7) ALUMINUM - VERTICAL	DARK - BROWN
(8) 1" HOLLOWED CLADDING	LIGHT BROWN TINT
(9) METAL - BRICK DESIGN	CLAY CHIMNEY "DESERT TUMBLE" DESIGN
(10) STUCCO WITH COLORED	CLAY CHIMNEY "DESERT TUMBLE" DESIGN



EAST ELEVATION
1/32" = 1'-0"



SOUTH ELEVATION
1/32" = 1'-0"